

ORDINANCE NO.

1 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE,
2 CALIFORNIA, AMENDING THE ZONING MAP OF THE CITY OF
3 RIVERSIDE PURSUANT TO CHAPTER 19.090 OF THE RIVERSIDE
4 MUNICIPAL CODE BY REZONING APPROXIMATELY 0.75 ACRES OF
5 PROPERTY LOCATED AT 4970 AND 4990 VAN BUREN BOULEVARD, FROM
R-1-7000 – SINGLE FAMILY RESIDENTIAL TO CR – COMMERCIAL RETAIL
ZONE.

6 The City Council of the City of Riverside, California, does ordain as follows:

7 Section 1: Pursuant to Chapter 19.090 of the Riverside Municipal Code, the Zoning Map of
8 the City of Riverside is amended by removing from the R-1-7000 - Single Family Residential and
9 placing in the CR – Commercial Retail Zone, the approximately 0.75 acres of property located at
10 4970 and 4990 Van Buren Boulevard, situated on the west side of Van Buren Boulevard, north of
11 Wells Avenue, identified as Assessor’s Parcel Nos. 151-380-052 and 151-380-053, as described and
12 depicted in Exhibit “A” attached hereto and incorporated herein by reference, subject to all of the
13 conditions, restrictions and covenants imposed under Planning Case Number PR-2023-001569,
14 which conditions, restrictions and covenants are incorporated herein by reference.

15 Section 2: The City Clerk shall certify to the adoption of this Ordinance and cause
16 publication once in a newspaper of general circulation in accordance with Section 414 of the Charter
17 of the City of Riverside. This Ordinance shall become effective on the 30th day after the date of its
18 adoption.

19 ADOPTED by the City Council this _____ day of _____, 2024.

20
21 _____
22 PATRICIA LOCK DAWSON
23 Mayor of the City of Riverside

24 Attest:

25 _____
26 DONESIA GAUSE
27 City Clerk of the City of Riverside
28

1 I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the
2 foregoing ordinance was duly and regularly introduced at a meeting of the City Council on the
3 ____ day of _____, 2024, and that thereafter the said ordinance was duly and regularly
4 adopted at a meeting of the City Council on the ____ day of _____, 2024, by the
5 following vote, to wit:

6 Ayes:

7 Noes:

8 Absent:

9 Abstain:

10 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
11 City of Riverside, California, this ____ day of _____, 2024.

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14 _____
15 DONESIA GAUSE
16 City Clerk of the City of Riverside
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28 24- 1823 ALB 10-16/24

EXHIBIT 'A'
LEGAL DESCRIPTION OF ZONE CHANGE PARCEL

FROM: R-1-7000 – SINGLE FAMILY RESIDENTIAL
TO: CR – COMMERCIAL RETAIL

BEING THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE ABOVE-DESCRIBED PROPERTY; THENCE AT RIGHT ANGLES WEST 311 FEET; THENCE NORTH, PARALLEL WITH THE EASTERLY LINE OF SAID SECTION, 65 FEET; THENCE AT RIGHT ANGLES EAST 311 FEET TO THE EASTERLY LINE OF SAID SECTION; THENCE AT RIGHT ANGLES SOUTH 65 FEET TO THE **POINT OF BEGINNING**.

EXCEPTING THEREFROM THAT PORTION INCLUDED IN ROADWAY ALONG THE EASTERLY LINE OF SAID PROPERTY;

ALSO, EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, RECORDED DECEMBER 10, 1982, AS INSTRUMENT NO. 214202 OF OFFICIAL RECORDS, RIVERSIDE COUNTY;

TOGETHER WITH THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION DISTANT 65 FEET NORTH OF THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1; THENCE AT RIGHT ANGLES WEST 311 FEET; THENCE NORTH, PARALLEL WITH THE EASTERLY LINE OF SAID SECTION, 70 FEET; THENCE AT RIGHT ANGLES EAST 311 FEET TO A POINT ON THE EASTERLY LINE OF SAID SECTION; THENCE SOUTH 70 FEET TO THE **POINT OF BEGINNING**;

EXCEPTING THEREFROM THAT PORTION INCLUDED IN ROADWAY ALONG THE EASTERLY LINE OF SAID PROPERTY;

ALSO, EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, RECORDED MARCH 18, 1983, AS INSTRUMENT NO. 51622 OF OFFICIAL RECORDS, RIVERSIDE COUNTY;

SUBJECT TO 3-FOOT-WIDE RIGHT OF WAY STRIP GRANTS OF EASEMENT RECORDED FEBRUARY 21, 2003 AS INSTRUMENT NUMBERS 2003-121268, 2003-121269 AND 2003-121270 OF OFFICIAL RECORDS, RIVERSIDE COUNTY.

SUBJECT TO 10-FOOT-WIDE RIGHT OF WAY STRIP GRANTS OF EASEMENT RECORDED JUNE 4, 2015 AS INSTRUMENT NUMBERS 2015-0235473 AND 2015-0235474 OF OFFICIAL RECORDS, RIVERSIDE COUNTY.

CONTAINS 35,637 SF (0.818 AC), MORE OR LESS

THIS LEGAL DESCRIPTION AND MAP EXHIBIT WERE CREATED TO BE USED IN A CHANGE OF ZONING ONLY. THEY ARE NOT FOR THE PURPOSE OF CONVEYING LAND.

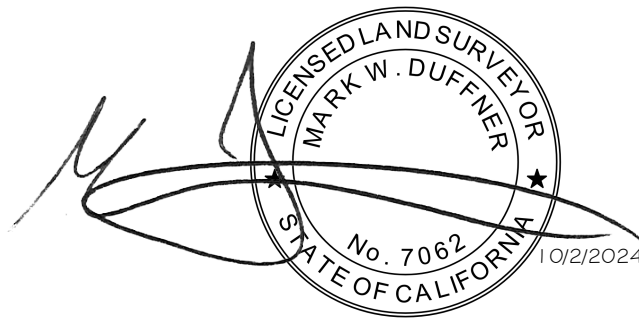
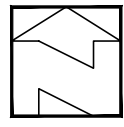
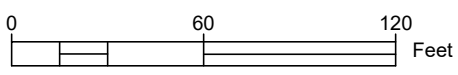
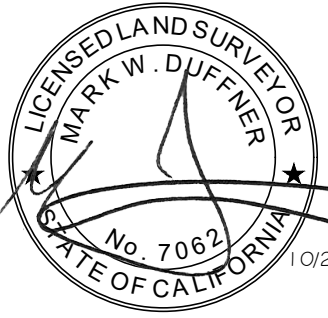
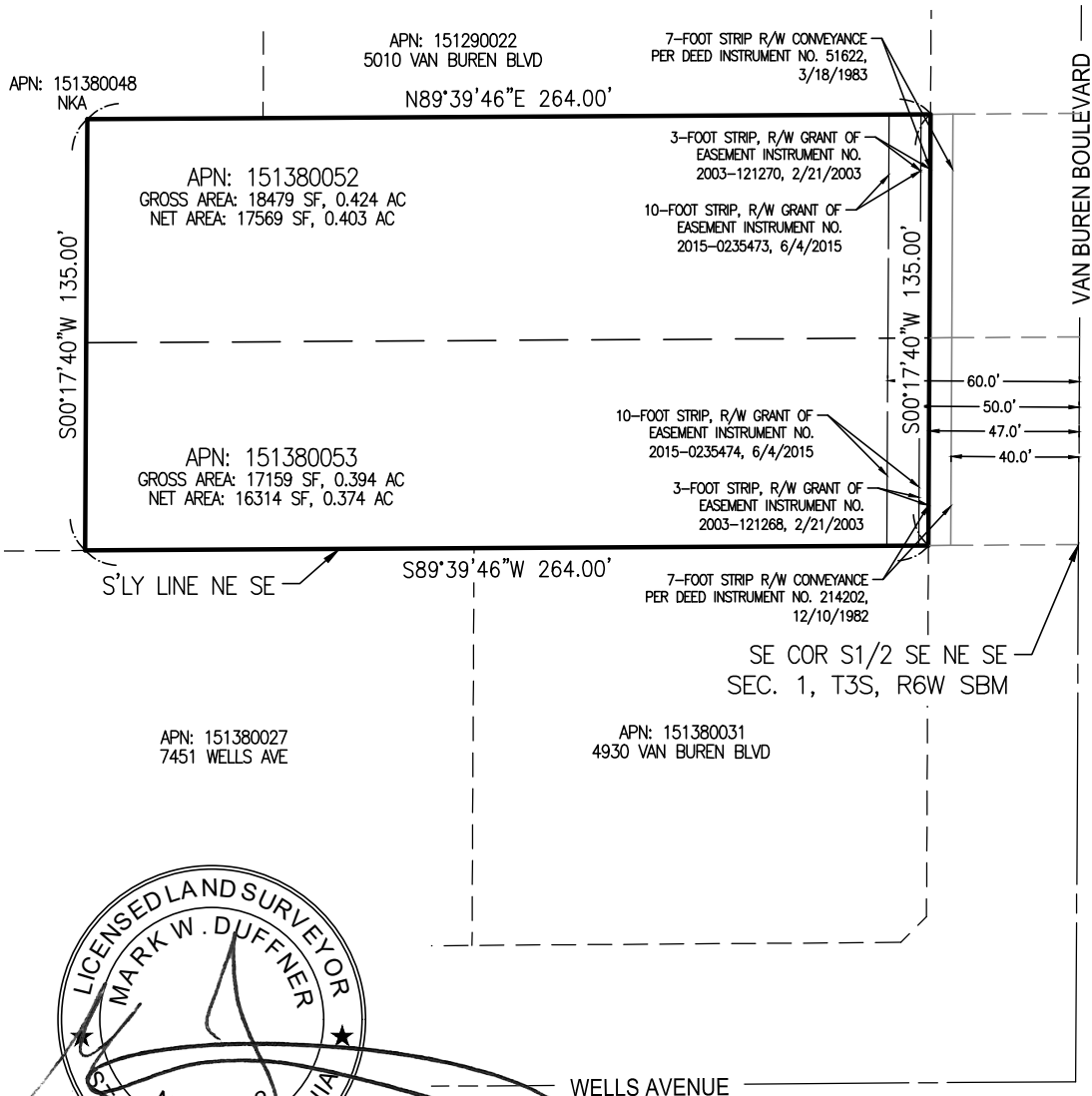
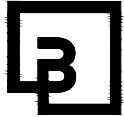


EXHIBIT 'B' -- CHANGE OF ZONING

FROM: R-1-7000 -- SINGLE FAMILY RESIDENTIAL
TO: CR -- COMMERCIAL RETAIL



File:P:\22000s\22960\survey\22960-EXH-ZONE CHANGE.dwg Date/Time:10/2/2024 11:22 AM MARK DUFFNER

SCALE: HORIZONTAL 1"=60'  BARGHAUSEN CONSULTING ENGINEERS, INC. 18215 72ND AVENUE SOUTH KENT, WA 98032 425.251.6222 BARGHAUSEN.COM	For: <h2>DUTCH BROS COFFEE</h2>	JOB NUMBER <h1>22960</h1>
	Title: <h2>ZONING CHANGE EXHIBIT</h2>	22960L.002~ SHEET <h1>1 of 1</h1>
DESIGNED _____ DRAWN JCW CHECKED MWD APPROVED MWD DATE 10/2/24		